



// Santa Fe Hills Business Center

2890 S SANTA FE AVENUE

SUITE 102 | SAN MARCOS, CA 92069

±3,046 SF Industrial Condo
For Sale or Lease

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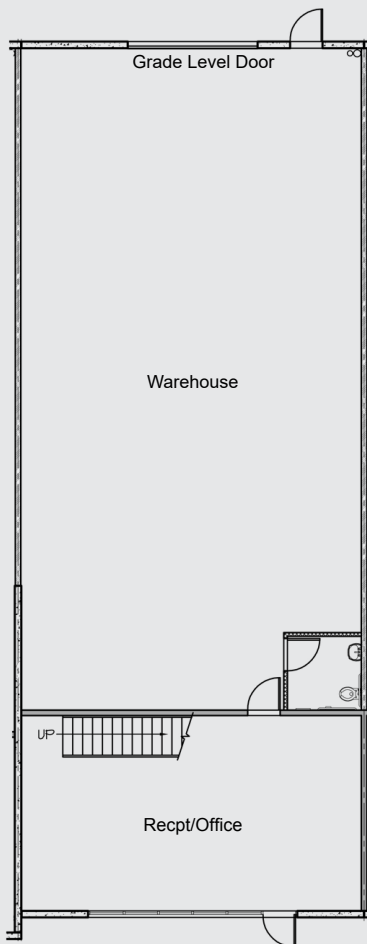
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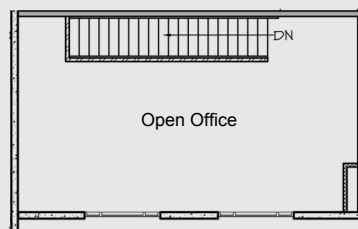
First Floor



SUITE 102 DETAILS

- ±3,046 SF industrial condo
- ±1,934 SF warehouse and ±1,083 SF office
- 1 grade-level door (12' x 14')
- 22' warehouse clear height
- 2.28/1,000 parking
- 200Amps, 120/208 V power (expandable)
- Built in 2009
- Excellent visibility off S. Santa Fe Ave
- Quick and convenient access to Highway 78 & I-15

Second Floor



Floorplan is not to scale and for general reference only.



LEASE RATE:
\$1.09/SF
+ Dues & Utilities
(est. @ \$0.15/SF)

SALE PRICE:
\$650,000
(\$213/SF)



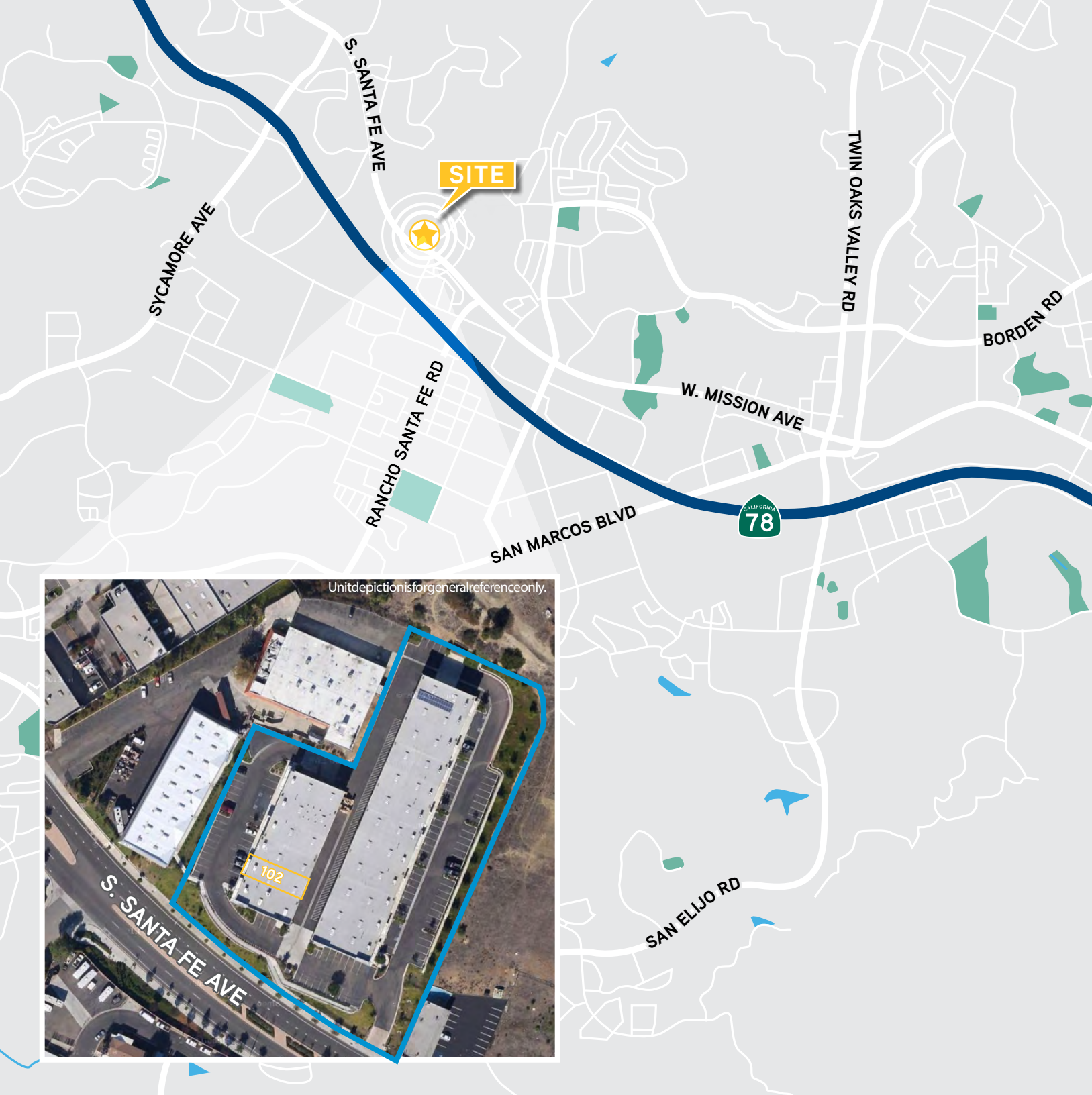
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